

# Quick facts about Lauderdale Terrace



## 103 Street and 129 Avenue

- GEF Seniors Housing is the **largest provider** of affordable seniors housing in Alberta.
- Originally established in 1959, the organization now manages **46** apartment and lodge buildings that provide friendly, affordable and secure housing for **close to 4,000** low-to moderate-income seniors in Edmonton.
- Currently, Lauderdale Homes is comprised of **12 duplex homes** for low-income seniors.
- This site is being redeveloped into Lauderdale Terrace – a two-building complex of **37** one- and two-bedroom units.
- In line with the funding criteria for the **Rapid Housing Initiative**, 12 of the units will be specifically for senior women.
- The Terrace project helps GEF Seniors Housing advance its Vision of positively influencing seniors' quality of life, as the new complex has been specifically designed to be **senior-friendly, pet-friendly and environmentally-friendly**.
- The first building will be a single storey containing 10 one-bedroom units. We will be ready to offer these units for seniors **as early as this September**, and the building will be built using modular construction.
- The second building will be three storeys, containing 27 one- and two-bedroom units. It is to be rent-ready by the **beginning of March, 2022** and will be built using pre-fabricated construction.
- Using **modular and pre-fabricated construction** is faster and better, as we can have the first ten units constructed in six months to meet the required timeline for Rapid Housing Initiative funding. This method of construction also significantly reduces the amount of construction noise and debris.
- The majority of construction will take place **off site in Edmonton facilities**.
- The general contractor, **Delnor Construction**, has begun fencing off vacant duplexes, and work will begin with asbestos abatement in these duplexes.
- **Demolition** will follow at a later date.
- All **Occupational Health and Safety** rules and regulations will be followed.
- There were three rounds of **community consultations** on the Lauderdale redevelopment project that included GEF and our architectural firm. At each stage, we received excellent feedback that was considered in the architectural design and conceptual floor plans.
- Lauderdale Terrace will be **rent-geared-to-income (RGI) or subsidized housing**, where the rent is calculated on 30 per cent of a senior's gross annual income, as reflected on line 15000 of their most-recent *Notice of Assessment*.
- This project is valued at a total of **over \$11 million**.
- About **75 jobs** will be created at peak times on this project.

For more information about **GEF Seniors Housing** and the **Lauderdale Terrace project**, please visit [www.gef.org](http://www.gef.org), call us during regular business hours at 780-482-6561 or by email at [communications@gef.org](mailto:communications@gef.org).

